



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:30:53
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Assessment Data					Primary Image																																																																																																																				
Account 660081124 Parcel ID 23N17E-36-2-00000-000-0000 Cadastral ID 36-23-17-03210 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 280876 KASPER, HAROLD 12455 S 4240 RD CHELSEA OK 74016-0000 Parcel Location Situs 12455 S 4240 RD Subdivision Lot/Block / Parcel Size 1.75 - Acres Sec/Twn/Rng 36 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43104072 -95.45322363																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.75	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	74,064.00 x .51 = 37,685	
Factor Value		
Adjustments	1.0000	
Lot Value	37,685	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+	37,685			
Total Area	x	Indicated Value	=	37,685			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	37,685		
Indicated Value	37,685	0.00	Per SqFt
Agland Value			
Site Improvements	269		
Total Value	37,954	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	6x8x8	Dirt	Galvanized Metal	48
	Qual 2	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (8.89 x 48)		427		427	158	269



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 12
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	720 / 720
Style	100% Single Wide
HVAC	100% No HVAC
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 53

\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0001 (2).JPG	12/21/2020
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	34.38	Total Misc Impr	+	0			
Roofing Adj	+ 2.85	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	33,170			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	26,536			
Plumbing Adj	+ 8.84	Lump Sums	+	2,630			
Basement Adj	+ 0.00	RCNLD	=	9,264			
Adj Base Cost	= 46.07	Lot Value	+				
Total Area	x 720	Indicated Value	=	9,264			
Adjusted Cost	= 33,170	Value Per SqFt		12.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	9,264		
Lot Value			
Indicated Value	9,264	12.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	9,264	12.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132890	10x8		80	43.84	25%	2,630



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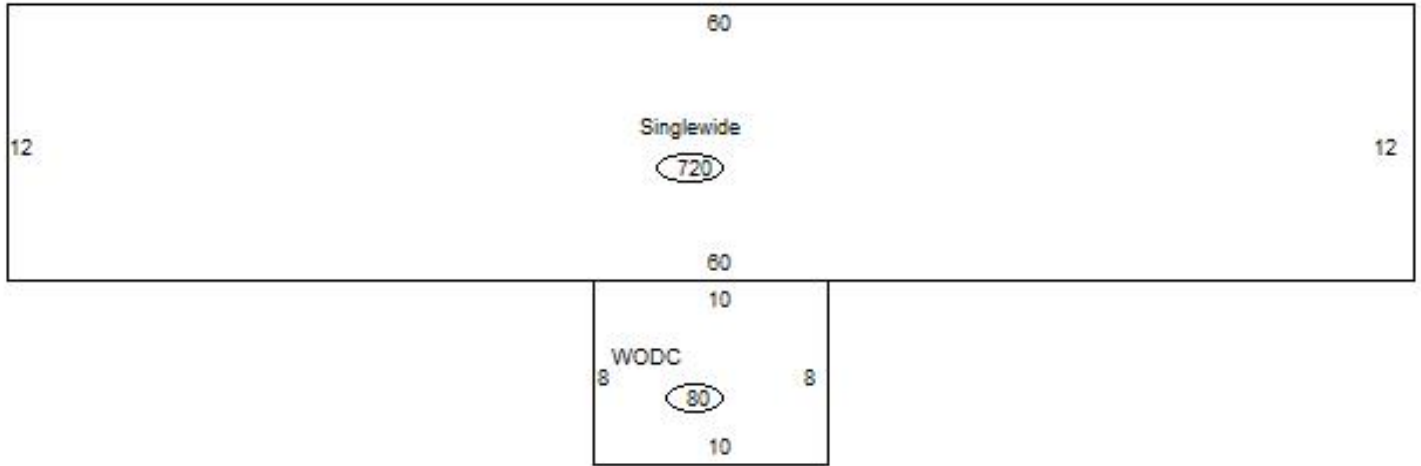
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Sketch Image

660081124



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	720	1.000	720
2	M	WODC		10	WODC	80	1.000	80
Total Building Area						720		720